

MARLBORO TOWNSHIP PLANNING BOARD

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JULY 9, 2013

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. SHAPIRO READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE TOWNSHIP CLERK'S OFFICE AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

**PRESENT ... MR. LEVIN, MR. SHAPIRO, MR. ZWERIN, DR. ADLER,
MR. SOLON, MS DI GRANDE**

ABSENT... MS. BAJAR, MR. YOZZO, MR. WEILHEIMER

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CRAMER, MR CUCCHIARO,
MR. KATARYNIAK, MS. PARIS(admin.officer)**

SALUTE THE FLAG

A motion to approve the minutes of May 28, 2013 was offered by Mr.Shapiro, seconded by Mr. Levin. In favor: Mr. Levin, Mr. Shapiro, Dr. Adler, Ms. Di Grande.

A motion to approve the minutes of June 11, 2013 was offered by Mr. Shapiro, seconded by Dr. Adler. In favor: Mr. Levin, Mr. Shapiro, Mr. Zwerin, Dr. Adler, Ms. Di Grande.

PUBLIC SESSION

No one from the public spoke

**Z.B. 13-6476 FLEMING & ANGELA ANDREASEN – PUBLIC HEARING – BULK
VARIANCE**

The Board took jurisdiction and exhibits A-1 thru A-17 were entered into evidence.

The site is located at 32 Burlington Drive, Block 206.02 Lot 3, in the R-1.5 zone. Currently, the property contains a two story dwelling with associated walks, rear patio and a shed.

The applicant proposes to construct an approximately 15' x 25' two story addition along the south side of the existing dwelling that would exceed the permitted principal building coverage. A drywell structure is also proposed to mitigate the increase of stormwater runoff.

The applicant testified that the addition is necessary due to the increasing size of his family. Some of the landscaping will be removed in order to build the addition.

Workshop

Offered by: Mr.Shapiro

Seconded by: Dr.Adler

The Board members had no issues with this application

Out of Workshop

Offered by: Mr. Shapiro

Seconded by: Mr. Levin

PUBLIC HEARING

No one from the public spoke.

A motion in the affirmative was offered by Mr. Shapiro, seconded by Dr. Adler. In favor: Mr. Levin, Mr. Shapiro, Mr.Zwerin, Dr. Adler, Mr.Solon, Ms.Di Grande.

Z.B. 13-6477 RICHARD & DIANE GRIESBACH – PUBLIC HEARING – BULK VARIANCE

The Board took jurisdiction and exhibits A-1 thru A-16 were entered into evidence.

The site is located at 208 Route 79, Block 207 Lot 1 in the LC zone. Currently, the property contains a two story dwelling and a barn with side and rear yard fencing, and a semicircular paved driveway.

The applicant proposed to construct a 15' x 30' private above ground pool on an undersized lot.

The applicant testified that this lot was originally zoned R-80 and was later changed to LC. There are a lot of mature trees on the property along with a modest home. The proposed pool will not drain onto anyone else's property.

The applicant will submit a plot plan and grading plan to the Township before starting work.

Workshop

Offered by: Mr. Shapiro

Seconded by: Dr. Adler

The Board does not have any issues with this application.

Out of Workshop
Offered by: Mr. Shapiro
Seconded by: Mr. Levin

PUBLIC HEARING

No one from the public spoke.

A motion in the affirmative was offered by Mr. Shapiro, seconded by Dr. Adler. In favor: Mr. Levin, Mr. Shapiro, Mr. Zwerin, Dr. Adler, Mr. Solon, Ms. Di Grande.

Z.B. 12-6437A TIBA ASSOCIATES – CONTINUED PUBLIC HEARING – PRELIMINARY & FINAL SITE PLAN APPROVAL

Salvatore Alfieri, Esq. represented the applicant. The site is located at the north side of Spring Valley Road north of the intersection with Texas Road, Block 146 Lot 48, in the LC zone. The property contains an existing stone driveway, dwelling, detached garage and six shed/stable structures for the existing horse farm.

The applicant proposes to remove all structures other than the dwelling, garage and one trailer structure and utilize the property as a cemetery containing 7, 350 plots to be developed in three phases.

The applicant received Use Variance Approval under Resolution No. ZB 12-6437, memorialized May 1, 2012.

At the meeting of May 28, 2013, the Board asked the applicant to do additional testing for contaminants in the soil, which contains environmentally sensitive wetlands and borders the former Superfund site “Burnt Fly Bog”

Paul McAndrew, the applicant’s environmental expert, testified that in May he initially checked the site for lead and polychlorinated biphenyls because they were found in Burnt Fly Bog.

Afterward he followed up with tests for arsenic and pesticides, as required by Marlboro’s ordinance. The follow up came, in part, due to the Board’s insistence that additional testing was needed.

Mr. McAndrew testified that the analysis did not reveal toxin levels that exceed state standards on this property. The disturbance of the existing onsite soil from the proposed access road and gravesite areas is not expected to result in adverse impacts to the environment.

Salvatore Alfieri, the applicant’s attorney stated that the project does not need the approval from the State Cemetery Board because this site is a private entity and does not fall under the State’s jurisdiction.

Workshop

Offered by: Mr. Shapiro

Seconded by: Mr. Levin

The following Board members were satisfied with the testimony presented by the applicant:

Mr. Shapiro

Mr. Zwerin

Mr. Levin

Ms. Di Grande

Mr. Solon

Dr. Adler had no comment.

Out of Workshop

Offered by: Mr. Shapiro

Seconded by: Mr. Levin

A motion in the affirmative was offered by Mr. Shapiro, seconded by Mr. Levin. In favor: Mr. Levin, Mr. Shapiro, Mr. Zwerin, Mr. Solon, Ms. Di Grande. Opposed: Dr. Adler.

**Z.B. 13-6475 ROBERT WOLOSHEN – MEMORIALIZATION OF RESOLUTION
GRANTING BULK VARIANCE APPROVAL**

A motion in the affirmative was offered by Mr. Shapiro, seconded by Mr. Zwerin. In favor: Mr. Shapiro, Mr. Zwerin, Dr. Adler, Mr. Solon.

A motion to adjourn was offered by Mr. Shapiro, seconded by Dr. Adler. One vote was cast.

Respectfully submitted

Donna Pignatelli